



MTT - 72991MS
THIS SPACE RESE

M06-00899

Klamath County, Oregon

01/17/2006 03:04:07 PM

Pages 1 Fee: \$21.00

After recording return to:

Jose G. Covarrubias

P.O. Box 6295

Santa Maria, CA 93456

Until a change is requested all
tax statements shall be sent to

The following address:

Jose G. Covarrubias

P.O. Box 6295

Santa Maria, CA 93456

Escrow No. MT72991-MS

Title No. 0072991

SWD

STATUTORY WARRANTY DEED

Dan C. Allen and Floris N. Allen, Trustees of the Allen Family 1989 Trust, Grantor(s) hereby convey and warrant to **Jose G. Covarrubias**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 592 in Block 108 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033AC-16500-000 Key No: 479761

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$90,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 18th day of Jan, 2006

Trustees of the Allen Family 1989 Trust

BY: Dan C. Allen
Dan C. Allen, Trustee

BY: Floris N. Allen
Floris N. Allen, Trustee



State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 1/13, 2006 by Dan C. Allen and Floris N. Allen, Trustees of the Allen Family 1989 Trust.

MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

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